



## **SOUTH FLORIDA WATER MANAGEMENT DISTRICT**

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574  
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

October 8, 2003

### **ADDENDUM NO. 1 RFB LS040595 CITRUS GROVE LEASE**

This **ADDENDUM NO. 1** is issued for the purpose of providing:

1. **BID RESPONSE DATE CHANGED TO: October 16, 2003 at 2:30 p.m.**
2. **REPLACE EXHIBIT "D" OF THE SAMPLE LEASE WITH ATTACHED REVISED EXHIBIT "D"**
3. **QUESTIONS, ANSWERS & CLARIFICATION:**

Q: Production History for past 5 to 10 years.

A: See attached page 1

Q: Rootstock types.

A: See attached page 2

Q: Bed and tree spacing.

A: See attached page 3

Q: Irrigation systems layout, electric or diesel, irrigate all blocks at same time.

A: See attached page 4

Q: What water management fees & reporting are associated with water use from Townsend Canal.

A: Transfer fee \$300.00

Permit renewal \$1,000. if <20 year duration permit

The South Florida Water Management District recognizes that the irrigation water supply for the Griffin Groves may be provided through and from the adjoining parcel known as A.Duda. The District further recognizes that the cost of providing this irrigation water supply will be a cost of operations for the successful bidder. In order to insure an equitable treatment of all bidders, the District will allow the successful bidder to deduct a maximum amount of \$15,000 from the annual lease amount towards the exact cost of providing the water irrigation from A.Duda. This amount, which will be subject to good faith negotiations between A. Duda and the successful bidders, must be supported by a formal written executed contract agreement which relates solely to the annual service period for the supply of irrigation water supply. The executed contract, with A. Duda, must be presented to the District prior to the execution of the lease

Q: Drainage layout electric, diesel or natural flow off site. Fees associated with drainage.

A: See attached page 4

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#### *GOVERNING BOARD*

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Michael Collins  
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Kevin McCarty  
Harkley R. Thornton  
Trudi K. Williams, P.E.

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#### *EXECUTIVE OFFICE*

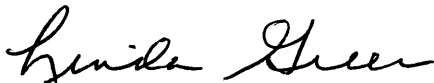
Henry Dean, *Executive Director*

Q: Is the rent, insurance and bonds due upon lease execution if the lease does not begin until July 1, 2004?  
A: Rent, insurance and bonds are due prior to the start of the lease on or before July 1, 2004.

Q: Can the property tax amount be submitted on the surety bond in lieu of cash or cashiers check?  
A: Refer to Article 5.8, Exhibit "B" of sample lease

Please direct any questions to the undersigned at (561) 682-6396.

Sincerely,

A handwritten signature in cursive script, appearing to read "Linda Greer".

Linda Greer  
Contract Specialist

**EXHIBIT "D"**  
**PAYMENT SCHEDULE**

The **LESSEE** shall pay to the **LESSOR** the annual Lease Payment on the beginning anniversary date of each year of the **LEASE** term. Lease payments shall be in the amount of     Dollars and     Cents (\$xx) together with all applicable sales and use taxes. The first payment of said Rent to be made upon the signing of this **LEASE** by the **LESSEE**. All subsequent rent payments will be made with an annual 3% escalator prior to the lease anniversary date

**APPROXIMATE REPORTED  
PRODUCTION HISTORY:**

	Hamlin Boxes	Hamlin LB Solids/Box	Hamlin Boxes/Acre	Valencia Boxes	Valencia LB Solids/Box	Valencia Boxes/Acre
1994-1995	411,000±	?	499±	N/A	N/A	N/A
1995-1996	415,536±	6.1	505±	N/A	N/A	N/A
1996-1997	455,621±	6.6	554±	N/A	N/A	N/A
1997-1998	329,326±	6.0	400±	N/A	N/A	N/A
1998-1999	372,621±	6.8	453±	3,700±	6.4	170±
1999-2000	377,513±	6.4	459±	7,247±	6.6	345±
2000-2001	400,000±	?	486±	?	?	?
2001-2002	262,000±	?	318±	?	?	?

**951± ACRE GROVE IN  
HENDRY COUNTY, FLORIDA**

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**TOTAL ACREAGE:**

951±

**NET GROVE ACRES:**

844±

**LOCATION:**

Southeast of Labelle; Portions of Sections 5, 7, and 8,  
Township 44 South, Range 28 East, Hendry County, Florida.

**VARIETY:**

823± acres of Hamlin Oranges; 21± acres of Valencia  
Oranges.

**AGE OF TREES:**

Original plantings were 71,809± Hamlins on Sour Orange  
planted in 1983-84, 18,871± Hamlins on Swingle planted in  
1993-1994, and 3,394± Valencias on Swingle planted in 1993-  
94. See summary below for subsequent replanting.

VARIETY	ROOTSTOCK	YEAR PLANTED	TREE COUNT
Hamllins*	Sour Orange	1983-1984	71,809±
Hamllins	Swingle	1987	10,518±
Hamllins	Swingle	1988	6,934±
Hamllins	Swingle	1989	4,938±
Hamllins	Swingle	1991	1,904±
Hamllins	Swingle	1992	2,606±
Hamllins	Swingle	1993	1,447±
Hamllins*	Swingle	1993-1994	18,871±
Valencias**	Swingle	1993-1994	3,394±
Hamllins	Swingle	1996	1,529±
Hamllins	Swingle	1997	5,648±
Hamllins	Swingle	1998	5,978±
Hamllins	Swingle	2001	10,000±

\*Original plantings.

\*\*The Valencia block is set on outparcel land acquired after  
the original development and is not a replanting.

At present there are 821 net tree acres of Hamlins and 23 net tree acres of Valencias. Most of the trees were originally planted on Sour orange rootstock. Subsequent plantings and resets are on Swingle rootstock. Approximately onehalf of the trees in the grove are original settings with Sour orange rootstock with the remainder now on Swingle. All of the Valencia trees were planted on Swingle rootstock originally. There has been about 20,000 resets planted in the grove (mostly Hamlins on Swingle) since the most recent grove acquisition in April 2001.

The grove is planted on a double-row bed system with part of the grove having 50-foot wide beds and the remainder on 44-foot beds. The narrower beds result in more trees per acre with the average being 165, while the wider beds have 145 trees per acre average.

**IRRIGATION:**

Micro-jet irrigation system on entire grove. Irrigation water is provided under a consumptive use permit in the name of A. Duda & Sons, Inc. (original partner in this venture) and either is pumped or gravity flows from Duda's north rim canal to the subject property. The irrigation water is then distributed throughout this property through open ditches to supply the two electric powered micro-jet pumping stations. There is a diesel powered lift pump located at the southeast corner of the property, which can be used to supply irrigation water from the Duda canal when gravity flow is inadequate.

**DRAINAGE:**

The general fall of the property is southeast to northwest, which results in the drainage of the property by outflow culverts in the northwest corner of the subject property. This water flows into a drainage canal, which then flows to the Townsend Canal. The highest elevation of approximately 25 feet above sea level is at or near the southeast corner of the subject.